



**Sean Rogan**  
Executive Director

**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, JULY 28, 2010  
12:00 NOON  
HARBOR HILLS  
26607 S. WESTERN AVENUE  
LOMITA, CA 90717  
(310) 534-6843**

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**1. Call to Order**

**2. Roll Call**

**Adriana Martinez, Chair**  
**Alberta Parrish, Vice Chair**  
**Henry Porter, Jr.**  
**Severyn Aszkenazy**  
**Zella Knight**  
**Mary Lou Leggett**  
**Laurence Levin**

**3. Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of June 23, 2010

**4. Report of the Executive Director**

**5. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

**6. Staff Presentations**

Family Self Sufficiency Graduation – Margarita Lares, Director



## **Regular Agenda**

7. **Adopt Resolution Authorizing The Refunding Of Multifamily Housing Mortgage Revenue Bonds For Sand Canyon Villas In The City of Santa Clarita. (District 5)**

Recommend that the Board of Commissioners adopt and instruct the Chair to sign a resolution authorizing the issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds by the Housing Authority of the County of Los Angeles, as required under Section 147(f) of the Internal Revenue Code of 1986, in an aggregate amount not to exceed \$17,000,000 in tax-exempt bonds to refund existing bonds for the Sand Canyon Villas, a 215-unit multifamily development located in the City of Santa Clarita; authorize the Executive Director of the Housing Authority to negotiate, execute and if necessary, amend all related documents and take all necessary actions for refunding Multifamily Housing Mortgage Revenue Bonds for Sand Canyon Villas; find that adoption of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA. (APPROVE)

8. **Adopt Resolution Authorizing The Refunding Of Multifamily Housing Mortgage Revenue Bonds For Diamond Park Apartments In City of Santa Clarita (District 5)**

Recommend that the Board of Commissioners adopt and instruct the Chair to sign a resolution authorizing the issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds by the Housing Authority of the County of Los Angeles, as required under Section 147(f) of the Internal Revenue Code of 1986, in an aggregate amount not to exceed \$14,200,000 in tax-exempt bonds to refund existing bonds for the Diamond Park Apartments, a 256-unit multifamily development in the City of Santa Clarita; authorize the Executive Director of the Housing Authority to negotiate, execute and if necessary amend all related documents and take all necessary actions for refunding Multifamily Housing Mortgage Revenue Bonds for Diamond Park Apartments; find that the adoption of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA. (APPROVE)

9. **Approve Video Surveillance Systems Installation For Six Housing Developments And One Management Office (Districts 1, 2, 4)**

Recommend that the Board of Commissioners award and authorize the Executive Director to execute and if necessary terminate a Contract in the amount of \$194,934 with West Beach Systems, to provide and install video surveillance cameras and equipment at six housing developments and one management office, using \$150,903 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and \$44,031 in Housing Authority Operating Funds and included in

the Housing Authority's approved Fiscal Year 2010-2011 budget; authorize the Executive Director to approve Contract change orders not exceeding \$19,493 for unforeseen project costs, using CFP and Housing Authority Operating Funds; find that the provision and the installation of video surveillance cameras and equipment is exempt from the California Environmental Quality Act (CEQA) because the activities involve negligible or no expansion of use beyond what currently exists and will not have the potential for causing a significant effect on the environment. (APPROVE)

10. **Concurrence To Incorporate Budget Authority For Services To Be Provided By The Department Of Parks and Recreation At The Nueva Maravilla Housing Development In Unincorporated East Los Angeles. (District 1)**

Concur with the Board of Commissioners action to approve and authorize the Executive Director to accept \$132,000 from the Community Development Commission and incorporate the funds into the Housing Authority's Fiscal Year 2010-2011 approved budget, to fund the recreation program provided by the Department of Parks and Recreation at the Nueva Maravilla Housing Development; find that the approval of the transfer is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.(CONCUR)

11. **Approve A Construction Contract With American Landscape, Inc. For Xeriscaping At The Nueva Maravilla Housing Development (District 1)**

Recommend that the Board of Commissioners approve and authorize the Executive Director to execute and if necessary terminate a Contract in the amount of \$1,517,185 to American Landscape, Inc. to complete xeriscaping, irrigation systems, and entry gateway improvements and all associated work at the Nueva Maravilla housing development, using \$298,344 in Community Development Commission (Commission) General Funds and \$1,218,841 in Capital Fund Recovery Competition (CFRC) funds allocated by the U.S. Department of Housing and Urban Development (HUD); authorize the Executive Director to approve Contract change orders not exceeding \$303,437 for unforeseen project costs, using Commission General Funds and following approval as to form by County Counsel; Authorize the Executive Director to incorporate up to \$601,781 in Commission General Funds into the Housing Authority's approved Fiscal Year 2010-2011 budget for the purposes described above; Find that approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 because the work includes activities that will not have the potential for causing a significant effect on the environment. (APPROVE)

## **12. Housing Commissioners Comments and Recommendations for Future Agenda Items**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at [marisol.ramirez@lacdc.org](mailto:marisol.ramirez@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
MINUTES FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday June 23, 2010

The meeting was convened at the Foothill Villa housing development located at 12131 Telegraph Road, Santa Fe Springs, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Adriana Martinez at 12:02 p.m.

<b>ROLL CALL</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Adriana Martinez, Chair	X	
Alberta Parrish, Vice Chair	X	
Severyn Aszkenazy		X
Henry Porter	X	
Zella Knight	X	
Mary Lou Leggett		X

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Bobbette Glover, Assistant Executive Director  
Maria Badrakhan, Director, Housing Management  
Darlene Aikens, Acting Director, Assisted Housing  
Emilio Salas, Director, Administrative Services

**GUESTS PRESENT:**

No guests were in attendance.

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Porter, seconded by Commissioner Parrish, the Minutes of the Regular Meeting of May 26, 2010, were approved. Commissioner Knight abstained.

#### **Agenda Item No. 4 – Report of the Executive Director**

Maria Badrakhan conducted the meeting in the absence of Deputy Executive Director Dorian Jenkins. Reports were presented on the following items:

Inspections by the HUD REAC (Real Estate Assessment Center) will take place during the week of July 12 through August 6. The housing development sites are being prepared for inspection and higher point scores are anticipated.

A Section 8 VMS (Voucher Management System) audit will be held on August 23 for the period of October 2008 through September 2009.

HUD conducted a Quality Management Review of the Section 8 Lead Base Program. HUD officials were very impressed and will be presenting their documentation to east coast housing authorities as an example of good work.

There is no new information regarding Ujima Village. If there is any new information will be presented to the Housing Commission by legal counsel.

Commissioner Gabriel has submitted her resignation due to an illness in her family. The Housing Commission will invite her to a future meeting to receive an award of appreciation for her years of service.

#### **Agenda Item No. 5 Public Comments**

There were no public comments.

#### **Agenda Item No. 6 Staff Presentations**

The HAR (Housing Authority Resident) Scholarship Awards were presented by Mr. John Hurtado, Community Development Foundation.

#### **Regular Agenda**

**On Motion by Commissioner Martinez seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE CONSTRUCTION CONTRACT WITH C. T. GEORGIU PAINTING  
CO. FOR CARMELITOS EXTERIOR PAINTING PROJECT (DISTRICT 4)  
AGENDA ITEM NO.7

1. Recommend that the Board of Commissioners find that the contract for exterior painting at the Carmelitos housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes

activities that will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and, if necessary, terminate the contract in the amount of \$375,100 with C. T. Georgiou Painting Co., to complete exterior painting and other associated work at the Carmelitos housing development , following approval as to form by County Counsel, using a total of \$375,100 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not to exceed \$75,020 for unforeseen project costs, using the same source of funds.

**On Motion by Commissioner Porter, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

CONCUR WITH APPROVAL OF A CONTRACT WITH RINCON CONSULTANTS,  
INC. FOR ENVIRONMENTAL CONSULTING SERVICES  
FOR HOUSING AUTHORITY PROJECTS (ALL DISTRICTS)  
AGENDA ITEM NO.8

1. Concur with the Board of Commissioners' action to approve and authorize the Executive Director to execute and, if necessary, terminate a one-year contract with Rincon Consultants, Inc. to provide environmental services for the implementation of Countywide housing development projects, using up to \$500,000 included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
2. Concur with the Board of Commissioners' action to authorize the Executive Director to execute two one-year extensions to the contract, at the same annual amount of up to \$500,000, contingent upon continued Housing Authority funding and satisfactory performance, effective following approval as to form by County Counsel.

3. Concur with the Board of Commissioners' action to authorize the Executive Director to increase the compensation amount by up to \$50,000 each year for unforeseen costs, using the same source of funds; and authorize the Executive Director to make administrative changes to the contract as necessary to meet the requirements of Housing Authority programs and to execute any necessary further amendments to the contract to revise the scope of services, following approval as to form by County Counsel and execution by all parties.
4. Concur with the Board of Commissioners' finding that the contract is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Porter, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE CONSTRUCTION CONTRACT WITH A. J.FISTES CORPORATION  
FOR THE HARBOR HILLS HOUSING DEVELOPMENT  
EXTERIOR PAINTING PROJECT (DISTRICT 4)  
AGENDA ITEM NO.9

1. Recommend that the Board of Commissioners find that the contract for exterior painting at the Harbor Hills housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and, if necessary, terminate the contract in the amount of \$178,651 with A. J Fistes Corporation, to complete exterior painting and other associated work at the Harbor Hills housing development, following approval as to form by County Counsel, using a total of \$178,651 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not to exceed \$35,730 for unforeseen project costs, using the same source of funds.



**On Motion by Commissioner Martinez, seconded by Commissioner Knight, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE THE MASTER SERVICES AGREEMENT BETWEEN THE COUNTY  
AND THE HOUSING AUTHORITY FOR SPECIAL SERVICES (ALL DISTRICTS)  
AGENDA ITEM NO.10

Recommend that the Board of Commissioners approve and authorize the Executive Director to execute the revised Master Services Agreement between the County of Los Angeles and the Housing Authority

**On Motion by Commissioner Knight, seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:**

ADOPT RESOLUTION ACCEPTING THE VOLUNTARY TRANSFER OF  
HOUSING CHOICE VOUCHERS FROM THE HOUSING AUTHORITY OF THE  
CITY OF LAKEWOOD TO THE HOUSING AUTHORITY OF THE COUNTY OF  
LOS ANGELES (ALL DISTRICTS)  
AGENDA ITEM NO.11

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution agreeing to the proposed voluntary transfer of Section 8 Housing Choice Vouchers and corresponding budget authority from the Housing Authority of the City of Lakewood to the County Housing Authority; and authorize the Executive Director to submit the Resolution and all related documents to the U.S. Department of Housing and Urban Development (HUD).
2. Recommend that the Board of Commissioners find that the transfer of Section 8 Housing Choice Vouchers is not subject to the provisions of the California Environment Quality Act (CEQA) because the action is not defined as a project under CEQA.

**On Motion by Commissioner Porter seconded by Commissioner Leggett, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE CONSTRUCTION CONTRACT WITH A. J. FISTES CORPORATION  
FOR THE NUEVA MARAVILLA EXTERIOR PAINTING PROJECT (DISTRICT 1)  
AGENDA ITEM NO.12

1. Recommend that the Board of Commissioners find that approval of the contract for exterior painting at the Nueva Maravilla housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes

activities that will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and, if necessary, terminate a contract in the amount of \$278,690 with A. J. Fistes Corporation, to complete exterior painting and other associated work at the Nueva Maravilla housing development, following approval as to form by County Counsel, using a total of \$278,690 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not to exceed \$55,738 for unforeseen project costs, using the same source of funds.

**On Motion by Commissioner Porter seconded by Commissioner Leggett, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE A CONSTRUCTION CONTRACT WITH M.L. CONSTRUCTION FOR  
PARKING LOT AND SIDEWALK IMPROVEMENTS AT THE  
NUEVA MARAVILLA FAMILY HOUSING DEVELOPMENT (DISTRICT 1)  
AGENDA ITEM NO.13

1. Recommend that the Board of Commissioners find that approval of the contract for parking lot and sidewalk improvements at the Nueva Maravilla family housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and, if necessary, terminate the contract in the amount of \$3,551,044 with M.L. Construction to replace and modernize four existing parking lots, adjacent sidewalks and all associated work at the Nueva Maravilla family housing development, using \$3,551,044 in Capital Fund Recovery Competition (CFRC) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget for this purpose.
3. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not exceeding

\$710,208 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel  
**On Motion by Commissioner Martinez seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE A CONTRACT FOR INSTALLATION OF CHAIN LINK FENCING AND GATES AT THE UJIMA VILLAGE HOUSING DEVELOPMENT IN UNINCORPORATED WILLOWBROOK (DISTRICT 2)  
AGENDA ITEM NO.14

1. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute and, if necessary, terminate the contract with Lightning Fence Co. Inc. to provide and install a chain link fence around the perimeter of the Ujima Village housing development, using a total of \$103,872 in Community Development Commission General Funds.
2. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not exceeding \$10,387 for unforeseen project costs, using the same source of funds.
3. Recommend that the Board of Commissioners authorize the Executive Director to incorporate \$114,259 in Commission General Funds into the Housing Authority's approved Fiscal Year 2010-2011 budget.
4. Recommend that the Board of Commissioners find that approval of the contract is exempt from the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment.

**On Motion by Commissioner Knight seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE A CONSTRUCTION CONTRACT WITH ABCO CONSTRUCTION & PAINTING CORPORATION FOR THE WEST COUNTY EXTERIOR PAINTING PROJECT (DISTRICT 3)  
AGENDA ITEM NO.15

1. Recommend that the Board of Commissioners find that approval of the contract for exterior painting at the Westknoll Apartments and the Palm Apartments is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes

activities that will not have the potential for causing a significant effect on the environment.

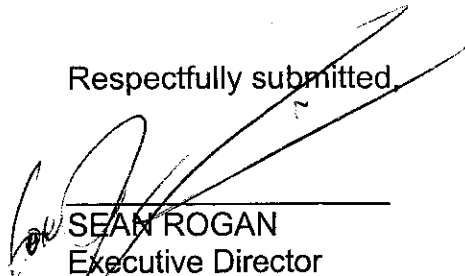
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and, if necessary, terminate the contract in the amount of \$206,164 with ABCO Construction & Painting Corporation, to complete exterior painting and other associated work at the Westknoll Apartments and the Palm Apartments, following approval as to form by County Counsel, using a total of \$206,164 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not to exceed \$41,233 for unforeseen project costs, using the same source of funds.

**Agenda Item No. 16 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

There were no recommendations for future agenda items.

On Motion by Commissioner Porter the Regular Meeting of June 23, 2010, was adjourned at 1:10 pm.

Respectfully submitted,



SEAN ROGAN  
Executive Director  
Secretary – Treasurer

**FOR YOUR INFORMATION**

**Community Development Commission**

June 30, 2010

FOR YOUR INFORMATION ONLY

TO: Each Supervisor

FROM: *for* Sean Rogan, Executive Director *Bobette A. Glover*

SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

**Funding Awarded**

**PUBLIC HOUSING CAPITAL FUND (CF)**

***Funding Amount:*** \$7,401,512 (by formula)

***Award of Funds:*** On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

***Use of Funds:*** The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 3<sup>rd</sup> Quarter to FederalReporting.gov.

***Expenditure Levels:*** As of June 17, 2010, the HACoLA had expended \$3,423,143 of the \$7,401,512 obligated.

***Provisions:*** The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline.

***Funding Amount:*** \$5,924,000 (Applied for \$22,399,000 by competition.)

***Award of Funds:*** On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

***Use of Funds:*** The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 20 full-time equivalent jobs have been created or retained. This will be reported to FederalReporting.gov in the 4<sup>th</sup> Quarter.

***Expenditure Levels:*** On December 1, 2009, the Board approved the acceptance of the funds. As of June 17, 2010, the HACoLA had expended \$335,030 of the \$1,214,556 obligated.

***Provisions:*** The HACoLA must obligate 100% of the funds within 1 year of the date in which

funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years.

#### **COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)**

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**Funding Amount:** \$8,080,528 (by formula)

**Award of Funds:** The CDC submitted an amendment to the CDBG Program Year 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

**Use of Funds:** The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. During the 3<sup>rd</sup> Quarter, the following activities occurred: completed rehabilitation of 87 housing units, assisted 49 businesses, and completed construction of one street improvement project serving 1,100 people. In addition, the CDC has reported the creation or retention of 357 jobs which corresponds to 28.77 full-time equivalent positions to date.

**Expenditure Levels:** As of June 15, 2010, the CDC had expended \$1,865,998.

**Provisions:** The CDC must use all CDBG-R funds by September 30, 2012.

#### **HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)**

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**Funding Amount:** \$12,197,108 (by formula)

**Award of Funds:** The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

**Use of Funds:** Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Children and Family Services, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009.

From program start through the 3<sup>rd</sup> Quarter report, 269 persons have been assisted. Further, the CDC reported the creation or retention of 144 jobs to federalreporting.gov, which corresponds to 17.23 full-time equivalent positions to date. We will report on the updated figures for the 4<sup>th</sup> Quarter in the July memo.

Four non-profit organizations have expressed an interest in working with the HPRP program. We are currently conducting financial and programmatic capacity reviews of these agencies and will return to the Board in August with recommendations for contract approval.

**Expenditure Levels:** As of June 15, 2010, the CDC had expended \$1,062,884.

**Provisions:** HUD requires that 60% of the funds be used within 2 years, and 100% in 3 years.

### Unsuccessful Grant Applications

#### GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING

**Funding Amount:** Applied for \$2,260,000 by competition.

**Award of Funds:** The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

**Use of Funds:** Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

#### JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM

**Funding Amount:** Applied for \$974,283 by competition.

**Award of Funds:** The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

**Using the Funds:** Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

#### NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

**Funding Amount:** Applied for \$61,000,000 by competition.

**Award of Funds:** The CDC submitted an application on July 10, 2009. The CDC did not receive this grant.

**Use of Funds:** Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm  
K:\CDBG Common\IGR-PI\ARRA Board Memo\June '10 ARRA Memo

Attachment

- c: Each Deputy  
Brence Culp, Acting Deputy Chief Executive Officer, Chief Executive Office  
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office  
Kathy House, Acting Deputy Chief Executive Officer, Chief Executive Office  
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors  
Lisa Rizzo, Principal Analyst, Chief Executive Office  
Scott Wiles, Special Assistant, Chief Executive Office  
Jenny Serrano, Program Specialist, Chief Executive Office



The CDC/HACoLA American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts					
	ARRA GRANT OPPORTUNITY	FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA			\$33,603,148		

\*Grant Agreement Received – Funds available for drawdown at U.S. Treasury.

**Housing Authority - County of Los Angeles**

FOR YOUR INFORMATION ONLY

July 19, 2009

TO: Los Angeles County Housing Commission

FROM: Dorian Jenkins, Assistant Executive Director

SUBJECT: **STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM**

The Community Development Block Grant (CDBG) Division is closely monitoring its CDBG-R subrecipients to ensure that all funds are expended by June 30, 2012 and that all grant requirements are met by September 30, 2012. We are currently pacing at an appropriate level: as of July 14, 2010, we have expended \$2,232,112 (27.8%) of the total \$8,038,487 under contract.<sup>1</sup> To ensure that we continue to meet the CDBG-R grant requirements, the following proactive measures are in place:

1. We placed special conditions in all agreements requiring the subrecipients to spend at least 50% of their allocated funds by January 31, 2011 and 100% by June 30, 2012. Subrecipients failing to meet the January 31<sup>st</sup> contract provision will be required to submit a workout plan, and may be subject to recapture of enough funds to bring them into compliance. Recaptured funds will be reallocated to compliant CDBG-R subrecipients.
2. On June 29, 2010, we issued a Bulletin, Subject: "CDBG-R Expenditures Standards Compliance Report As of July 1, 2010," to all subrecipients through our Electronic Distribution List (EDL) system. This Bulletin:
  - (a) Identifies the expenditure status of each CDBG-R project, including the additional amount that each subrecipient needs to expend on each project, by January 31, 2011, in order to meet their 50% contractual provision;
  - (b) Reflects that 18 of the 64 CDBG-R projects have met this 50% provision; and
  - (c) Reminds subrecipients of the consequences for failing to meet this expenditure deadline (mentioned in item 1, above).

Los Angeles County Housing Commission

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<sup>1</sup> Our total grant is \$8,080,582, and one (1) additional project with a budget of \$42,095 is planned to begin in August 2010. We executed reimbursable contracts with our CDBG-R subrecipients. Therefore, the "expended" amount is a conservative dollar figure, because it represents only the funds that our subrecipients have claimed and that we have reimbursed to them. Also, some CDBG-R funded cities and County Departments submit funding requests on a bimonthly, instead of a monthly, basis.

3. On June 30, 2010, we convened a quarterly meeting with cities participating in the Los Angeles Urban County CDBG Program (most are also CDBG-R subrecipients). During this meeting we distributed and discussed the aforementioned Bulletin.
4. We will continue to closely monitor all CDBG-R projects and issue "Letters of Concern" to non-compliant subrecipients, requesting immediate submittal of funding requests to claim any CDBG-R costs that have been incurred but not yet claimed, an explanation for the delayed project implementation, and a workout plan with specific corrective actions and expenditure target dates.

DJ:TG:ec  
H:TG\ARRA\ARRA Status Report For CDBG-R (As of July 2010)

July 19, 2009

TO: Los Angeles County Housing Commission

FROM: Dorian Jenkins, Assistant Executive Director

**SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)**

The HPRP program is a collaboration among the Community Development Commission (CDC), Chief Executive Office (CEO), implementing County Departments, and the Los Angeles Homeless Services Authority (LAHSA). To date, \$1,258,444 (10.49%) of the \$12,000,852<sup>1</sup> budget has been expended. Our current challenge is to implement a more focused outreach and marketing strategy to increase Program participation. Due to the wide and non-contiguous geographic nature of the Los Angeles "Urban County" jurisdiction, to date, most of the persons who have applied for HPRP assistance through our County Departments do not reside within the Los Angeles County unincorporated areas or within the cities participating in the "Urban County" Community Development Block Grant (CDBG) Program. As previously discussed, to address this challenge, effective August 1, 2010, the CDC's CDBG Division will assume the lead responsibility for administering the HPRP program and has taken the following actions since the last reporting period:

1. During July 2010: Completed accounting systems and capacity reviews of selected non-profits to assess their accounting systems, internal fiscal controls, and administrative capacity to administer the HPRP funds. It is anticipated that the selected non-profits, with their established links to the community, and their experience in case management and housing and homelessness prevention assistance, will complement the existing HPRP Program. Several of these non-profits are currently operating similar HPRP programs within other local jurisdictions.
2. During August 2010: Seek approval of the award of contracts for the non-profits from the Board of Commissioners. Convene comprehensive training sessions for the selected non-profits, to cover detailed HPRP program, financial, and reporting requirements.

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<sup>1</sup> Total grant award = \$12,197,108. Currently there is approximately \$200,000 unallocated; this amount plus an estimated \$2.8 million of undisbursed funds will be reprogrammed to HPRP-eligible non-profits.

Los Angeles County Housing Commission

July 19, 2010

Page Two

3. By August 30, 2010: Complete in-progress monitoring reviews of the County Departments' HPRP programs to ensure their compliance with Federal grant requirements and County Auditor-Controller financial standards.
4. In early September 2010: Non-profits begin to deliver services from six (6) locations throughout the County.

DJ:TG:ec

H:TG\ARRA\ARRA Status Report For HPRP (As of July 2010)

July 22, 2010

TO: Los Angeles County Housing Commission

FROM: Dorian Jenkins, Deputy Executive Director

**SUBJECT: UJIMA VILLAGE STATUS REPORT**

Occupancy & Relocation

One unit remains occupied. Our legal counsel and relocation consultants continue their efforts to facilitate the transition of the household from Ujima Village. If the tenants are still in the unit after the August 9<sup>th</sup> expiration of the Notice to Vacate, they will be served with an unlawful detainer.

We have been working with the U. S. Postal Service to ensure that mail delivery continues for this family.

Site Conditions and Security

The fencing contract was signed this week, and we are working with the vendor to set a start date. The contractor has 45 days to complete the job, but he could finish the work in less than three weeks.

The grass and weeds have been cut, and a trash dumpster is available. Water leaks are still being identified and addressed as the vandalism continues. We ordered the installation of the VPS at the former Family Learning Center, because someone forcibly entered the building.

General Security is still providing daily service at the site. There have been no major incidents of significant concern, and we are not aware of any calls for service to the Sheriff's Department.

Water Board

The Water Board's technical staff is still reviewing the groundwater installation and site assessment reports prepared by ExxonMobil's environmental consultant, Kleinfelder. The quarterly groundwater monitoring report was due to the Water Board on July 15<sup>th</sup>; the deadline for submission of the health risk assessment report is July 30<sup>th</sup>. The monitoring continues, with no additional field work currently scheduled.

We are still awaiting the Water Board's release of Fact Sheet #2.

Pending Litigation

The personal injury and wrongful death complaints filed by Anderson Kill wood have not yet been served.

July 28, 2010

TO: Housing Commissioners

FROM:  Margarita Lyles, Director, Assisted Housing DivisionRE: **FSS PROGRAM UPDATE – JUNE 2010**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

**Activities**

<b>RECRUITMENT</b>	22	Applications Received
	16	Applications Sent
<b>ENROLLMENTS</b>	8	New FSS Participants
<b>TERMINATIONS</b>	1	Participant Terminated from FSS: contract expiration
	2	Participants Terminated from FSS: ported to another PHA
<b>MEETINGS</b>	0	Hub Cities Partner Meeting Canceled
		SASSFA Partner Meeting Canceled
		SASSFA Job Development Meeting Canceled
<b>WORKSHOPS</b> Program Presentations	0	Program presentation at Partnership Meetings
Money Smart Workshop	6	Disseminated Credit Repair Informational Packets
	7	Disseminated Budget Informational Packets
<b>REFERRALS</b>	2	Job referral from the employment network job board
	6	CDC Home Ownership Program (HOP)
	11	Homelessness Prevention & Rapid Re-Housing program
	9	WorkSource Center employment workshops and job fairs
	1	Home visit reissuance as a reasonable accommodation for Disabled FSS participant
<b>GRADUATIONS</b>	0	FSS graduations

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:CJ:RM:dt



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 28, 2010

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING THE REFUNDING OF MULTIFAMILY  
HOUSING MORTGAGE REVENUE BONDS FOR SAND CANYON VILLAS IN THE  
CITY OF SANTA CLARITA  
(FIFTH DISTRICT)**

**SUBJECT**

This letter recommends issuance of Multifamily Housing Mortgage Revenue Refunding Bonds to pay off the existing non-credit-enhanced privately placed bonds for Sand Canyon Villas, a 215-unit multifamily development located at 28923 North Prairie Lane in the City of Santa Clarita. The new bonds will be AAA-rated publicly offered bonds and credit-enhanced by Freddie Mac.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a resolution authorizing the issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds by the Housing Authority of the County of Los Angeles, as required under Section 147(f) of the Internal Revenue Code of 1986, in an aggregate amount not to exceed \$17,000,000 in tax-exempt bonds to refund existing bonds for the Sand Canyon Villas, a 215-unit multifamily development located in the City of Santa Clarita.
2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to negotiate, execute and if necessary, amend all related documents and take all necessary actions for refunding Multifamily Housing Mortgage Revenue Bonds for Sand Canyon Villas.





3. Recommend that the Board of Commissioners find that adoption of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds will allow the Palmer Sand Canyon Ltd., a California Limited Partnership (Developer) to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac. This action will allow the bonds to continue to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Developer will repay the bonds solely through rent revenues, and will pay all fees and related costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On November 1, 1989, the Housing Authority issued Multifamily Housing Mortgage Revenue Bonds to finance, acquire, and construct the Sand Canyon Villas.

On September 4, 2001 the Board of Commissioners of the Housing Authority and the Board of Supervisors adopted resolutions approving and authorizing the reissuance, sale and delivery of the existing bonds. The purpose was to provide a lower interest rate and extend the term of the Regulatory Agreement for an additional 16 years.

Sand Canyon Villas consists of 215 multifamily rental units of which the current affordability is as follows: 22 units are rented to households with incomes not to exceed 50% of the area median income (AMI) and 22 of the units are rented to households with incomes not to exceed 80% of the AMI for the Los Angeles-Long Beach Statistical Area, adjusted for family size, as defined by the U.S. Department of Housing Development.

The bond purchase agreement for the existing bonds will expire in October 2011. The rating of the existing bonds is based upon the institutional rating of Merrill Lynch, which purchased the bonds. The issuance of new tax-exempt bonds in the amount of \$17,000,000 will allow the Developer to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac. The maturity on the new bonds will extend the term of the bonds and the affordability of the units for six additional years until November 1, 2037.

On July 9, 2010, one written comment was received by mail which neither supported nor opposed the refunding of the bonds. On July 22, 2010, the Housing Authority conducted a TEFRA hearing at its office located at 2 Coral Circle in Monterey Park,

regarding the refunding of multifamily bonds for the development, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the refunding of the bonds or the nature and location of the project.

The attached resolution was prepared by Orrick, Herrington & Sutcliffe, LLP, bond counsel for the Housing Authority, and approved as to form by County Counsel.

**ENVIRONMENTAL DOCUMENTATION**

Approval of this action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROJECT**

Adoption of the resolution will authorize the issuance of the refunding bonds and enable the Developer to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac.

Respectfully submitted,

  
SEAN ROGAN  
Executive Director

for  
Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE REFUNDING BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$17,000,000 TO REFUND BONDS ISSUED TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS SAND CANYON VILLAS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance and refinance the acquisition and rehabilitation of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, the Authority previously issued multifamily housing revenue bonds (the "Prior Bonds") in order to assist in the refinancing of the acquisition and construction of a 215-unit multifamily housing development known as "Sand Canyon Villas" (the "Project"); and

WHEREAS, Palmer Sand Canyon Ltd., a California Limited Partnership (the "Borrower"), the owner of the Project, has requested that the Authority issue bonds to refund the Prior Bonds; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the forms of the following documentation required for the issuance of bonds to refund the Prior Bonds:

(1) Trust Indenture (the "Indenture") between the Authority and U.S. Bank National Association, as trustee (the "Trustee");

(2) Financing Agreement (the "Financing Agreement") among the Authority, the Trustee and the Borrower;

(3) Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Borrower, the Authority and the Trustee;

(4) Bond Purchase Agreement (the "Bond Purchase Agreement") among the Authority, the Borrower and Hutchinson, Shockey, Erley & Co., and Red Capital Markets, LLC, together, as underwriters of the Bonds;

(5) Intercreditor Agreement (the "Intercreditor Agreement") among the Authority, Freddie Mae and the Trustee; and

(6) Official Statement (the "Official Statement") to be used in connection with the offering and sale of the Bonds; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to refund the Prior Bonds through the issuance and sale of the Bonds (as hereinafter defined).

2. To effectuate the refunding of the Prior Bonds, the Authority hereby determines to issue its Multifamily Housing Revenue Refunding Variable Rate Demand Bonds (Sand Canyon Villas) in an aggregate principal amount not to exceed \$17,000,000 (the "Bonds"). The Bonds may be issued in multiple series, each series to bear an appropriate series identification. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with the Indenture and shall mature as provided in the Indenture, but not later than 30 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared. The Bonds shall be limited obligations of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

3. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

4. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the bonds shall be as provided in the Indenture as finally executed.

5. The proposed form of Financing Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Financing Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Financing Agreement.

6. The proposed form of Regulatory Agreement in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

7. The proposed form of Bond Purchase Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

8. The proposed form of Intercreditor Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Intercreditor Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Intercreditor Agreement.

9. The proposed form of Official Statement in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Official Statement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Official Statement.

10. This Board hereby appoints the Executive Director of the Authority or his or her Deputy or designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

11. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

12. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and the redemption of the Prior Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

13. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

14. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this 3rd day of August, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_  
Chair of the Board  
of Commissioners

ATTEST:

Sachi A. Hamai  
Executive Officer  
of the Board of Commissioners

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By: \_\_\_\_\_  
Deputy



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 28, 2010

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING THE REFUNDING OF MULTIFAMILY  
HOUSING MORTGAGE REVENUE BONDS FOR DIAMOND PARK APARTMENTS IN  
THE CITY OF SANTA CLARITA  
(FIFTH DISTRICT)**

**SUBJECT**

This letter recommends issuance of Multifamily Housing Mortgage Revenue Refunding Bonds to pay off the existing non-credit-enhanced privately placed bonds for Diamond Park Apartments, a 256-unit multifamily development located at 27940 Solamint Road in the City of Santa Clarita. The new bonds will be AAA-rated publicly offered bonds and credit-enhanced by Freddie Mac.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a resolution authorizing the issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds by the Housing Authority of the County of Los Angeles, as required under Section 147(f) of the Internal Revenue Code of 1986, in an aggregate amount not to exceed \$14,200,000 in tax-exempt bonds to refund existing bonds for the Diamond Park Apartments, a 256-unit multifamily development in the City of Santa Clarita.
2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to negotiate, execute and if necessary amend all related documents and take all necessary actions





for refunding Multifamily Housing Mortgage Revenue Bonds for Diamond Park Apartments.

3. Recommend that the Board of Commissioners find that the adoption of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The issuance, sale and delivery of Multifamily Housing Mortgage Revenue Refunding Bonds will allow the Canyon Sierra Apartments (Developer), a California General Partnership, to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac. This action will allow the bonds to continue to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

### **FISCAL IMPACT/FINANCING**

No County costs will be incurred. The Developer will repay the bonds solely through rent revenues, and will pay all fees and related costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On February 1, 1987, the Housing Authority issued Multifamily Housing Mortgage Revenue Bonds to finance, acquire, and construct the Diamond Park Apartments.

On September 4, 2001 the Board of Commissioners of the Housing Authority and the Board of Supervisors adopted resolutions approving and authorizing the reissuance, sale and delivery of the existing bonds. The purpose was to provide a lower interest rate and extend the term of the Regulatory Agreement for an additional 22 years.

Diamond Park Apartments consists of 256 multifamily rental units of which the current affordability is as follows: 26 units are rented to households with incomes not to exceed 50% of the area median income (AMI) and 26 rented to households with incomes not to exceed 80% of the AMI for the Los Angeles-Long Beach Statistical Area, adjusted for family size, as defined by the U.S. Department of Housing Development.

The bond purchase agreement for the existing bonds will expire in October 2011. The rating of the existing bonds is based upon the institutional rating of Merrill Lynch, which purchased the bonds. The issuance of new tax-exempt bonds in the amount of \$14,200,000 will allow the Developer to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac. The maturity on the new bonds will extend the term of the bonds and affordability of the units for six additional years until January 1, 2036.

On July 9, 2010, one written comment was received by mail which neither supported nor opposed the refunding of the bonds. On July 22, 2010, the Housing Authority conducted a TEFRA hearing at its office located at 2 Coral Circle in Monterey Park, regarding the refunding of multifamily bonds for the development, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the refunding of the bonds or the nature and location of the project.

The attached resolution was prepared by Orrick, Herrington & Sutcliffe, LLP, bond counsel, and approved as to form by County Counsel.

**ENVIRONMENTAL DOCUMENTATION**

Approval of this action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROJECT**

Adoption of the resolution will authorize the issuance of the refunding bonds and enable the Developer to pay off the existing non-credit-enhanced privately placed bonds with AAA-rated publicly offered bonds credit-enhanced by Freddie Mac.

Respectfully submitted,



SEAN ROGAN  
Executive Director

Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE REFUNDING BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$14,200,000 TO REFUND BONDS ISSUED TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS DIAMOND PARK APARTMENTS AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance and refinance the acquisition and rehabilitation of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, the Authority previously issued multifamily housing revenue bonds (the "Prior Bonds") in order to assist in the refinancing of the acquisition and construction of a 256-unit multifamily housing development known as "Diamond Park Apartments" (the "Project"); and

WHEREAS, Canyon Sierra Apartments, a California general partnership (the Borrower), the owner of the Project, has requested that the Authority issue bonds to refund the Prior Bonds; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the forms of the following documentation required for the issuance of bonds to refund the Prior Bonds:

(1) Trust Indenture (the "Indenture") between the Authority and U.S. Bank National Association, as trustee (the "Trustee");

(2) Financing Agreement (the "Financing Agreement") among the Authority, the Trustee and the Borrower;

(3) Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among each Borrower, the Authority and the Trustee;

(4) Bond Purchase Agreement (the "Bond Purchase Agreement") among the Authority, the Borrower and Hutchinson, Shockey, Erley & Co., and Red Capital Markets, LLC, together, as underwriters of the Bonds;

(5) Intercreditor Agreement (the "Intercreditor Agreement") among the Authority, Freddie Mae and the Trustee; and

(6) Official Statement (the "Official Statement") to be used in connection with the offering and sale of the Bonds; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to refund the Prior Bonds through the issuance and sale of the Bonds (as hereinafter defined).

2. To effectuate the refunding of the Prior Bonds, the Authority hereby determines to issue its Multifamily Housing Revenue Refunding Variable Rate Demand Bonds (Diamond Park Apartments) in an aggregate principal amount not to exceed \$14,200,000 (the "Bonds"). The Bonds may be issued in multiple series, each series to bear an appropriate series identification. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with the Indenture and shall mature as provided in the Indenture, but not later than 30 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared. The Bonds shall be limited obligations of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

3. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

4. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the bonds shall be as provided in the Indenture as finally executed.

5. The proposed form of Financing Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Financing Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Financing Agreement.

6. The proposed form of Regulatory Agreement in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

7. The proposed form of Bond Purchase Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

8. The proposed form of Intercreditor Agreement, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Intercreditor Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Intercreditor Agreement.

9. The proposed form of Official Statement in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Official Statement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Official Statement.

10. This Board hereby appoints the Executive Director of the Authority or his or her Deputy or designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

11. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

12. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and the redemption of the Prior Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

13. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

14. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this 3rd day of August, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_  
Chair of the Board  
of Commissioners

ATTEST:

Sachi A. Hamai  
Executive Officer  
of the Board of Commissioners

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By: \_\_\_\_\_  
Deputy



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 28, 2010

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**APPROVE VIDEO SURVEILLANCE SYSTEMS INSTALLATION FOR SIX HOUSING  
DEVELOPMENTS AND ONE MANAGEMENT OFFICE  
(DISTRICTS 1, 2, 4)**

**SUBJECT**

This letter recommends approval of a one-year Contract (Contract) with West Beach Systems to provide and install video surveillance cameras and equipment at the following six housing developments and one management office: Carmelitos located in the City of Long Beach; Nueva Maravilla located in unincorporated East Los Angeles; Francisquito Villa located in the City of La Puente; and Century and Wilton Apartments, 106<sup>th</sup> Street Apartments, El Segundo II Apartments and the South Scattered Sites management office located in unincorporated South Los Angeles. The Contract term is for one-year with the option to extend for an additional year at the discretion of the Housing Authority.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Recommend that the Board of Commissioners award and authorize the Executive Director to execute and if necessary terminate a Contract in the amount of \$194,934 with West Beach Systems, to provide and install video surveillance cameras and equipment at six housing developments and one management office, using \$150,903 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and \$44,031 in Housing Authority Operating Funds





and included in the Housing Authority's approved Fiscal Year 2010-2011 budget.

2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not exceeding \$19,493 for unforeseen project costs, using CFP and Housing Authority Operating Funds.
3. Recommend that the Board of Commissioners find that the provision and the installation of video surveillance cameras and equipment is exempt from the California Environmental Quality Act (CEQA) because the activities involve negligible or no expansion of use beyond what currently exists and will not have the potential for causing a significant effect on the environment.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to enter into a one-year Contract for the provision and installation of video surveillance equipment at six housing developments and one management office. These systems will provide additional security for the properties, residents and employees at Carmelitos, Nueva Maravilla, Francisquito Villa, Century and Wilton Apartments, 106<sup>th</sup> Street Apartments, El Segundo II Apartments and the South Scattered Sites management office.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund this Contract with \$150,903 in CFP funds allocated by HUD and \$44,031 in Housing Authority Operating Funds included in the Housing Authority's approved Fiscal Year 2010-2011 budget. A 10% contingency, in the amount of \$19,493, is also being set aside for unforeseen costs, using CFP and Housing Authority Operating Funds.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

These services are being federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Entrance Controls will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (b) (3), this action is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

### **CONTRACTING PROCESS**

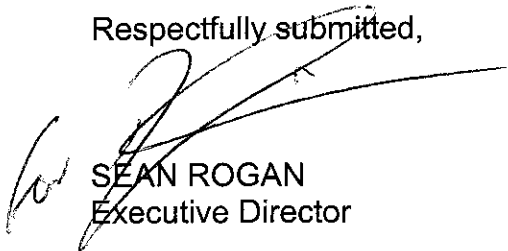
On April 29, 2010, nineteen contractors participated at the pre-bid conference and site walks. On May 7, 2010, two bids were received and reviewed. The bid submitted by West Beach Systems was determined to be the lowest, most responsive and responsible bid and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

### **IMPACT ON CURRENT SERVICES**

The award of this Contract will allow the Housing Authority to continue providing a safe environment for residents at the six housing developments and the South Scattered Sites management office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SEAN ROGAN', is written over a horizontal line. The signature is stylized and fluid.

SEAN ROGAN  
Executive Director

Enclosures

## **ATTACHMENT A**

### **Summary of Outreach Activities**

#### **Video Surveillance Systems Installation, Monitoring and Maintenance Contract For Six Housing Developments and One Management Office**

On April 22, 2010, the following outreach was initiated to identify a contractor for the provision, installation, monitoring and maintenance of video surveillance equipment at five Housing Authority housing developments located throughout the County.

A. **Advertising**

The announcement was posted on the Community Development Commission/Housing Authority and the County's WebVen websites.

B. **Distribution of Proposal Packets**

The Housing Authority's vendor list was used to mail out Invitation for Bids Notices to 77 contractors, of which 56 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, 74 proposal packages were downloaded from the internet.

C. **Pre-Proposal Conference and Site Walk**

Nineteen Contractors attended a Pre-Proposal Conference and site walks on April 29, 2010.

D. **Proposal Results**

On May 7, 2010, a total of two proposals were received, from West Beach Systems and Metro Video Systems.

E. Minority/Female Participation –Contractor and Subcontractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
West Beach Systems	Non-Minority	Total: 10 3 minorities 1 women 30% minorities 10% women

F. Minority/Female Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Metro Video Systems	Non-Minority	Total: 7 4 minorities 0 women 57% minorities 0% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

## **ATTACHMENT B**

### **Contract Summary**

**Project Name:** Video Surveillance Systems Installation  
**Location:** Six Housing Developments and one management office within Los Angeles County  
**Bid Number:** CDC10-083  
**Bid Date:** May 7, 2010  
**Contractor:** West Beach Systems  
**Purpose:** The Scope of Work includes the provision and installation of video surveillance equipment. These systems will be installed at Carmelitos (700 Via Wanda, Long Beach, CA 90806), Nueva Maravilla (4919 Cesar E. Chavez Ave., Los Angeles, CA 90022), Francisquito Villa (14622 Francisquito Ave., La Puente, CA 91746), Century and Wilton Apartments (10025 Wilton Pl., Los Angeles, CA 90047), 106<sup>th</sup> Street Apartments (1100 & 1104 W. 106<sup>th</sup> St., Los Angeles, CA 90044), El Segundo II Apartments (2141 E. El Segundo Blvd., Los Angeles, CA 90222), and the South Scattered Sites management office (12721 Central Ave., Los Angeles, CA 90059).

**Scope of Work:** See Attached Scope of Work

**Term:** The Contract term is for a period of one year and shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor. The Contract may be extended for an additional twelve months at the discretion of the Housing Authority.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Three Hundred Dollars and Zero Cents (\$300.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Performance Review:** This contract will be monitored for compliance with the Federal prevailing wages during the installation period.

**Compensation:** The Contractor shall be paid as full compensation for the work required, performed, and accepted, exclusive of all costs and expenses which will be deducted from the contract contingency amount, the maximum, not-to-exceed price of \$194,934.

**Contract Contingency: \$19,493**



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Administrative Office

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 28, 2010

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**CONCURRENCE TO INCORPORATE BUDGET AUTHORITY FOR SERVICES TO BE  
PROVIDED BY THE DEPARTMENT OF PARKS AND RECREATION AT  
THE NUEVA MARAVILLA HOUSING DEVELOPMENT IN  
UNINCORPORATED EAST LOS ANGELES  
(DISTRICT 1)**

**SUBJECT**

This letter recommends incorporation of funds to pay for services to be provided by the Los Angeles County Department of Parks and Recreation at the Nueva Maravilla housing development.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Concur with the Board of Commissioners' action to authorize the Executive Director to accept \$132,000 from the Community Development Commission and incorporate the funds into the Housing Authority's Fiscal Year 2010-2011 approved budget, to fund the recreation program provided by the Department of Parks and Recreation at the Nueva Maravilla Housing Development.
2. Concur with the Board of Commissioners' action to find that the approval of the transfer is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.



### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

The purpose of the recommended actions is to establish funding to cover the cost of the recreation and leisure program provided by the Department of Parks and Recreation at the Nueva Maravilla housing development in unincorporated East Los Angeles. The program will serve 100 youth in the areas of organized sports, arts and crafts, music appreciation, dance, drill team, special events, and field trips.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund. The services will be funded with interest earned from First Supervisorial District construction projects administered by the Commission. These funds will be transferred from the Commission and incorporated into the Housing Authority's Fiscal Year 2010-2011 approved budget to be paid to the Department of Parks and Recreation for services rendered at Nueva Maravilla.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In March 2010, the Maravilla Foundation notified the Housing Authority that funds were no longer available to support the recreation program at the Nueva Maravilla housing development. In May 2010, the Department of Parks and Recreation submitted a one-year budget for \$232,000, to provide these services for the Housing Authority from July 13, 2010 through July 13, 2011. The First District will be providing \$100,000 in Proposition 62 Utility Tax funds directly to the Department of Parks and Recreation, and the remaining \$132,000 will be paid for with interest earned from First Supervisorial District construction projects administered by the Commission.

The Department of Parks and Recreation will provide services to the Housing Authority under the Master Services Agreement between the County and the Housing Authority, approved by the Board on June 29, 2010.

### **ENVIRONMENTAL DOCUMENTATION**

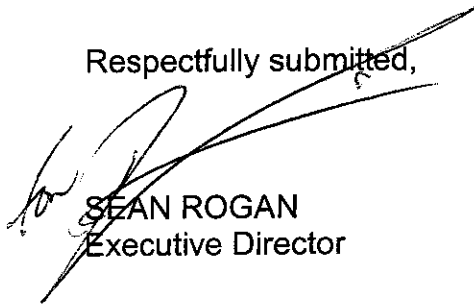
Approval of these funds is not subject to the provisions of CEQA pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT SERVICES AND PROJECTS**

The incorporation of these funds will enable the Housing Authority to continue providing services for the residents at the Nueva Maravilla housing development and surrounding areas.

Honorable Housing Commissioners  
July 28, 2010  
Page 3

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sean Rogan', is written over the typed name and title. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

SEAN ROGAN  
Executive Director





**HOUSING AUTHORITY  
of the County of Los Angeles**

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 28, 2010

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**APPROVE A CONSTRUCTION CONTRACT WITH AMERICAN LANDSCAPE, INC.  
FOR XERISCAPING, IRRIGATION AND GATEWAY IMPROVEMENTS AT THE  
NUEVA MARAVILLA HOUSING DEVELOPMENT  
(DISTRICT 1)**

**SUBJECT**

This letter recommends approval of a Construction Contract (Contract) with American Landscape, Inc. to complete xeriscaping, irrigation systems and entry gateway improvements and all associated work at the Nueva Maravilla housing development, located in unincorporated East Los Angeles.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute and if necessary terminate a Contract in the amount of \$1,517,185 to American Landscape, Inc. to complete xeriscaping, irrigation systems, and entry gateway improvements and all associated work at the Nueva Maravilla housing development, using \$298,344 in Community Development Commission (Commission) General Funds and \$1,218,841 in Capital Fund Recovery Competition (CFRC) funds allocated by the U.S. Department of Housing and Urban Development (HUD).
2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not exceeding \$303,437 for unforeseen project costs, using Commission General Funds and following approval as to form by County Counsel.



3. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$601,781 in Commission General Funds into the Housing Authority's approved Fiscal Year 2010-2011 budget for the purposes described above.
4. Recommend that the Board of Commissioners find that approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 because the work includes activities that will not have the potential for causing a significant effect on the environment.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The existing irrigation system at the Nueva Maravilla housing development is not functional and is in need of replacement. Additionally, the existing landscape is partially if not fully dead in some areas of the housing development due to inadequate irrigation.

The proposed Contract will provide for xeriscaping, irrigation systems, and entry gateway improvements and all associated work at the Nueva Maravilla housing development.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$601,781 in Commission General Funds to be incorporated into the Housing Authority's approved Fiscal Year 2010-2011 budget as needed and \$1,218,841 in CFRC funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2010-2011 budget. Funding for future years will be included in the Housing Authority's annual budget submissions.

A 20% contingency, in the amount of \$303,437 is being set aside for unforeseen costs, using Commission General Funds. The contingency is recommended because landscaping work often involves unforeseen conditions that extends further than initially identified in the scope of work.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A low-water use xeriscape design will be utilized, planting mostly native, drought tolerant species to enhance curb appeal and minimize water needs for irrigation. A high efficiency spray irrigation system has also been designed that uses weather based controls and soil moisture sensors in addition to spray heads equipped with pressure regulators and check valves. A drip system will be installed for plants along the new Rosas Nueva Maravilla senior housing development gateway entrance with 90% irrigation efficiency.

The scope of work for the xeriscaping, irrigation systems, and entry gateway project includes soil preparation, finishing grading, chemical weed control, planting and staking of trees, planting shrubs, ground cover, and hydroseeding lawn, wood bark mulch, lawn edging, plant maintenance and replacement. The complete automatic operating irrigation systems will include electrical service to the controller and construction of a gateway entry. The gateway entry consists of an intercom system, automatic gate arms, entry pilasters with wall lights, a sign wall and a sculpture panel.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, American Landscape, Inc. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

### **CONTRACTING PROCESS**

On May 28, 2010, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to all 641 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight local newspapers and on the County WebVen website. Eleven bid packages were requested and distributed.

On June 24, 2010, seven bids were received and formally opened. The lowest bidder, Pierre Sprinkler & Landscape, was rejected due to insufficient documentation. The next lowest bidder, American Landscape, Inc., was determined to be the most responsive and responsible and is being recommended for the Contract award. The Summary of Outreach Activities is provided as Attachment A.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of an existing use and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT PROJECT**

The award of the Contract will improve the energy conservation and exterior appearance of the Nueva Maravilla housing development, continue to provide the

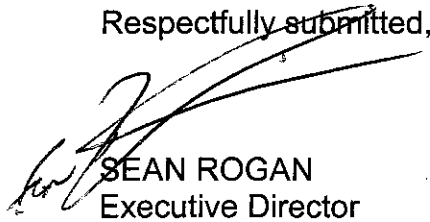
Honorable Housing Commissioners

July 28, 2010

Page 4

residents with decent, safe, and sanitary living conditions, and provide cost savings to the Housing Authority.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", is written over the typed name and title.

SEAN ROGAN  
Executive Director

Enclosures

## ATTACHMENT A

### Summary of Outreach Activities Nueva Maravilla Xeriscaping/Irrigation Project

On May 28, 2010, the following outreach was initiated to identify a contractor for the xeriscaping and irrigation project at the Nueva Maravilla housing development located at 4919 Cesar E. Chavez, within the unincorporated area of Los Angeles County.

#### A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

Dodge Construction News	Los Angeles Sentinel
Eastern Group Publications	Los Angeles Times
International Daily News	The Daily News
La Opinion	Wave Community Newspapers

An announcement was also posted on the County Web Site.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 641 Class B licensed contractors, of which 411 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, fourteen bid packages were requested and distributed.

#### C. Pre-Bid Conference and Site Walk

On June 10, 2009, a mandatory pre-bid conference and site walk was conducted. Twenty firms were in attendance.

#### D. Bid Results

On June 24, 2010, a total of seven bids were received and publicly opened. The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
Pierre Sprinkler & Landscape	\$1,409,333
American Landscape, Inc.	\$1,517,185
Belaire-West Landscape (Amount not on Bid Form)	\$1,572,033
Rock Bottom Inc.	\$1,675,071
Torres Construction	\$2,069,012
Cal City Construction	\$2,168,282
Mariposa Landscapes, Inc	\$2,287,542

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
American Landscape, Inc.	Non-Minority	Total: 96 86 Minorities 6 Women 90% Minorities 6% Women
PS Services	Minority	Total: 36 34 Minorities 3 Women 94% Minorities 8% Women
Civil Works Corp.	Non-Minority	Total: 37 35 Minorities 3 Women 95% Minorities 8% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Pierre Sprinkler & Landscape	Non-Minority	Total: 104 99 Minorities 4 Women 95% Minorities 4% Women
Belaire-West Landscape Inc.	Minority	Total: 49 49 Minorities 4 Women 100% Minorities 8% Women
Rock Bottom, Inc.	Non-Minority	Total: 38 31 Minorities 3 Women 82% Minorities 8% Women

Torres Construction Corp.	Non-Minority	Total: 97
		85 Minorities
		13 Women
		88% Minorities
		13% Women
Cal-City Construction, Inc.	Minority	Total: 25
		24 Minorities
		2 Women
		96% Minorities
		8% Women
Mariposa Landscapes, Inc.	Non-Minority	Total: 375
		372 Minorities
		8 Women
		99% Minorities
		2% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

## **ATTACHMENT B**

### **Contract Summary**

**Project Name:** Nueva Maravilla Xeriscaping/Irrigation Project  
**Location:** 4919 Cesar E. Chavez, Los Angeles, CA 90022  
**Bid Number:** CDC10-149  
**Bid Date:** June 24, 2010  
**Contractor:** American Landscape, Inc.  
**Services:** Soil preparation, finishing grading, chemical weed control, planting and staking of trees, planting shrubs, groundcover, and hydroseeding lawn, wood bark mulch, lawn edging, plant maintenance, guarantees, and replacement; Installation of irrigation system that includes furnishing of all labor, materials, equipments, and services necessary to provide complete automatic operating irrigation systems, including electrical service to the controller and construction of a gateway entry. The gateway entry includes an intercom system, automatic gate arms, entry pilasters with wall lights, a sign wall, and a sculpture panel.

**Contract Documents:** Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; Drawings by sqLA, Inc; all Addenda to the Contract Documents.

**Time of Commencement and Completion:** The work to be performed under this Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within Three hundred sixty five (365) calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Five Hundred Seventeen Thousand One Hundred Eighty-Five Dollars (\$1,517,185)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency:** **\$303,437**



## Nueva Maravilla Xeriscaping and Irrigation Project



Nueva Maravilla (Entire Site): Soil preparation, finishing grading, chemical weed control, hydroseeding lawn and groundcover.



Nueva Maravilla (Entire Site): Planting of trees, shrubs, wood bark mulch, and plant maintenance and guarantees for 3 months.

## Nueva Maravilla Xeriscaping and Irrigation Project



**Nueva Maravilla (Sports Field):** Professional turfgrass mixture for the sports field.



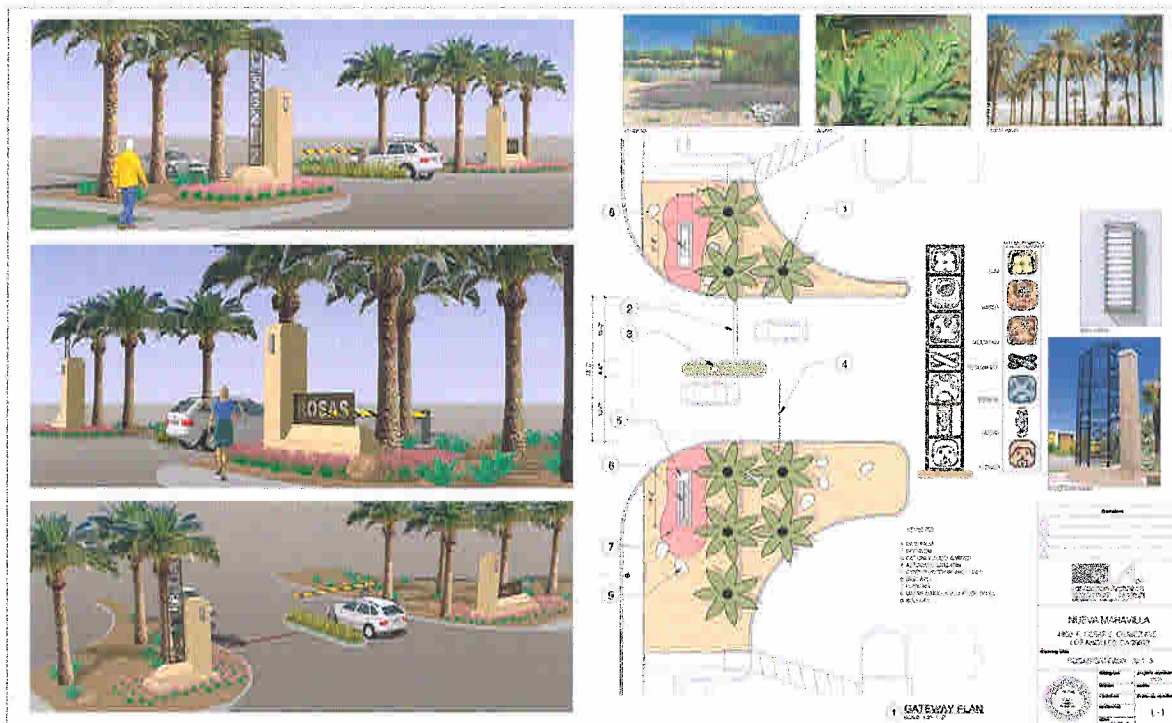
**Nueva Maravilla (Entire Site):** Furnishing of all labor, materials, equipments, and services necessary to provide complete automatic operating irrigation systems.



# Nueva Maravilla Xeriscaping and Irrigation Project



Nueva Maravilla (ROSAS Senior Housing): Construction of a gateway entry with automatic gate arm, entry pilasters with wall lights, sign wall, and sculpture panel.



Nueva Maravilla (ROSAS Senior Housing): Artist rendering of the gateway entry at ROSAS.